



AGENDA

Site Development Review Committee
Regular Meeting
Tuesday – June 6, 2006 @ 10:00 a.m.
Council Chambers, Bryan Municipal Building

WORKSHOP: (SDRC Members Only) Room 305, Bryan Municipal Building @ 9:30 a.m.

NEW APPLICATIONS:

- 1. Street Closing. SC06-03. Red River Drive.** A street abandonment request to close an approximately 300 foot section of Red River Drive, being 0.73 acres, for multi-family development. The section of street to be abandoned is located on Red River Drive at the intersection of E. Villa Maria.
CASE CONTACT: Beth Wilson (CEK)
OWNER/APPLICANT/AGENT: Mansions at Briar Creek, LP/Same as Owner/Bleyl & Associates
SUBDIVISION: John Austin League A-2
- 2. Master Plan. MP06-06. Brazos County Expo Center–ETJ.** A master plan to develop three phases for the Brazos County Exposition Center, being 159.02 acres. This property is located in the ETJ on Leonard Road, east of the intersection of SH-47 and Leonard Road.
CASE CONTACT: Martin Zimmermann (RPR)
OWNER/APPLICANT/AGENT: Brazos County/Same as Owner/Kling Engineering
SUBDIVISION: Brazos County Expo Center
- 3. Preliminary Plan PP06-10 & Final Plat FP06-12. Brazos County Expo Center, Phase 1–ETJ.** A preliminary plan and final plat to develop the first phase for the Brazos County Expo Center. This property is located in the ETJ on Leonard Road, east of the intersection of SH-47 and Leonard Road.
CASE CONTACT: Martin Zimmermann (RPR)
OWNER/APPLICANT/AGENT: Brazos County/Same as Owner/Kling Engineering
SUBDIVISION: Brazos County Expo Center, Phase 1
- 4. Preliminary Plan. PP06-11. Briar Meadows Creek, Phase 1.** A preliminary plan to develop 16 residential lots, being 3.36 acres. This property is located west of Broadmoor Drive.
CASE CONTACT: Beth Wilson (CEK)
OWNER/APPLICANT/AGENT: Burton Creek Development/Not listed/Bleyl & Associates
SUBDIVISION: Briar Meadows Creek, Phase 1
- 5. Final Plat. FP06-11. Traditions, Phase 15.** A final plat to develop 24 residential lots, being 19.828 acres. This property is located at the intersection of Traditions Drive and Palmetto Lane.
CASE CONTACT: Beth Wilson (CEK)
OWNER/APPLICANT/AGENT: Bryan Commerce & Development/Bryan/Traditions LP/Civil Development
SUBDIVISION: Traditions, Phase 15

REDEVELOPMENTS:

1. **Site Plan. [SP06-30](#). Food Stand.** A site plan proposing an approximately 156 sf food stand and restroom facilities. This property is located at the northeast corner of the intersection of Texas Ave and 33rd Street (815 S. Texas Ave).
CASE CONTACT: Martin Zimmermann (CEK)
OWNER/APPLICANT/AGENT: Rosa & Francisco Tezo/Raul Loreda/Louis Dela Cruz
SUBDIVISION: Phillips Addition

REVISIONS: (May not be distributed to all members)

1. **Replat. [RP06-07](#). Smythe Addition.** A revised plat proposing the consolidation of two adjacent lots into one lot for commercial development.
CASE CONTACT: John Dean (RPR)
OWNER/APPLICANT/AGENT: Sara Corpora/Dirk Dozier/Dwayne Kostiha
SUBDIVISION: Smythe Addition
2. **Site Plan. [SP06-23](#). Hogan's Truck Unlimited.** A revised site plan proposing a 17,233 sf office/warehouse for commercial retail.
CASE CONTACT: John Dean (RPR)
OWNER/APPLICANT/AGENT: David Hogan's Truck Unlimited/Same as Owner/CSC Engineering
SUBDIVISION: Cohala Subdivision
3. **Site Plan. [SP05-53](#). New Zion Missionary Baptist Church.** A revised site plan proposing improvements to the existing site in two phases for church use.
CASE CONTACT: Beth Wilson (MTM)
OWNER/APPLICANT/AGENT: New Zion Missionary Baptist Church/Nathan Winchester/Same as applicant
SUBDIVISION: Stephen F Austin Survey
4. **Site Plan. [SP06-20](#). Nightclub.** A revised site plan proposing a nightclub in an existing 25,000 sf building on S. College Avenue.
CASE CONTACT: Stephan Gage (CEK)
OWNER/APPLICANT/AGENT: Mario Martinez/Same as Owner/Same as Owner
SUBDIVISION: Zeno Phillips League